

# REPORT TO COUNCIL



**Date:** December 10, 2018

**RIM No.** 1250-30

**To:** City Manager

**From:** Community Planning Department (KB)

**Application:** Z18-0097      **Owner:** Parminder Singh Kindhra and Sheetu Kindhra

**Address:** 1354 Rutland Road North      **Applicant:** Urban Options Planning and Permits

**Subject:** Rezoning Application

Existing OCP Designation: MRL – Multiple Unit Residential (Low Density)

Existing Zone: RU<sub>1</sub> – Large Lot Housing

Proposed Zone: RM<sub>3</sub> – Low Density Multiple Housing

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## 1.0 Recommendation

THAT Rezoning Application No. Z18-0097 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1 Section 35 Township 26 Osoyoos Division Yale District Plan 14,663, located at 1354 Rutland Road North, Kelowna, BC from the RU<sub>1</sub> – Large Lot Housing zone to the RM<sub>3</sub> – Low Density Multiple Housing zone, be considered by Council;

AND THAT the Rezoning Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated December 10, 2018;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered in conjunction with Council's consideration of a Development Permit and Development Variance Permit for the subject property.

## 2.0 Purpose

To rezone the subject property from the RU<sub>1</sub> – Large Lot Housing zone to the RM<sub>3</sub> – Low Density Multiple Housing zone, to facilitate the development of multiple dwelling housing.

### 3.0 Community Planning

Community Planning Staff support the rezoning application from the RU<sub>1</sub> – Large Lot Housing zone to the RM<sub>3</sub> – Low Density Multiple Housing zone. The proposed RM<sub>3</sub> zone is consistent with the OCP Future Land Use Designation for the property of MRL - Multiple Unit Residential (Low Density). The proposed development is also consistent with a number of OCP urban infill policies including the inclusion of a variety of housing unit types and sizes.

Staff are currently tracking two variances on the development, for the rear yard setback and the south side yard setback. Should Council support this rezoning, Staff will bring forward a Development Permit and Development Variance Permit for Council consideration.

### 4.0 Proposal

#### 4.1 Project Description

The application is to rezone the subject property from the RU<sub>1</sub> – Large Lot Housing zone to the RM<sub>3</sub> – Low Density Multiple Housing zone to allow for the multiple dwelling development in the form of row housing.

The proposed development features 19 row housing units, in four separate buildings, accessed through one central internal drive aisle. Should the rezoning be supported by Council, Staff will bring forward a Development Permit and a Development Variance Permit for Council consideration, prior to any building permits being issued.

#### 4.2 Site Context

The subject property is located on the west side of Rutland Road North, between McCurdy Road and Fitzpatrick Road. It is within the Permanent Growth Boundary and the City's Rutland OCP Sector.

#### Subject Property Map: 1354 Rutland Road North



**5.0 Technical Comments**

5.1 Development Engineering Department

See Schedule "A" – City of Kelowna Memorandum

**6.0 Application Chronology**

Date of Application Received: August 29, 2018

Date Public Consultation Completed: November 19, 2018

**Report prepared by:** Kimberly Brunet, Planner

**Reviewed by:** Terry Barton, Urban Planning Manager

**Approved for Inclusion:** Ryan Smith, Community Planning Department Manager

**Attachments:**

Schedule "A" – City of Kelowna Memorandum

Attachment "A" – Draft Site Plan